



North Broadway Mixed-Use District

Ashley Ley, AICP

12/11/2018



Source: NYS GIS GIS Program Office, 2016; Westchester County GIS, 2016



Rezoning Area

Existing Zoning District Boundaries

12/11/2018

Source: NYS/STS GIS Program Office, 2016; USGS, 2016 (DEM)





Existing Conditions

Map #	Tax Lot	Owner	Gross Site Area (acres)	Gross Site Area (SF)	Existing Zoning	Existing Building Footprint (SF)	Existing Building Coverage (%)	Gross Floor Area (per Tax Assessor)	Existing FAR
1	2.50-16-1.2	Rubenzahl, Stanley	4.02	175,111	1F-40	15,746	8.99%	20,962	0.12
2	2.20-5-5	KEF Holdings LLC	8.1	350,907	1F-40	12,669	3.59%	36,585	0.10
3	2.20-5-4	Irvington Equities LLC	1.01	43,996	1F-40	4,544	10.33%	11,462	0.26
4	2.20-5-3	Holy Spirit Association	1.17	50,965	1F-40	3,239	6.36%	3,456	0.07
5	2.30-6-15.1	Holy Spirit Association	17.67	769,705	1F-40	20,505	2.66%	48,107	0.06
6	2.60-25-8	Abbott House	16.91	736,600	1F-40	38,543	5.23%	100,574	0.14

Notes: Tax Lot 2.50-16-1.1 was excluded from the study area. This property contains an existing single-family residence and is substantially undersized for the 1F-40 District. This property is proposed to be re-zoned to 1F-20, as it was previously.



Proposed Zoning Highlights

- New “Mixed-Use” Zoning District
- New uses that reflect Comprehensive Plan recommendations:
 - Multi-family & townhomes
 - Assisted living
 - Boutique hotels
 - Office
 - Research & Design
 - Full service restaurants
 - Places of worship
 - Membership clubs
 - Bed & Breakfasts
 - Small Practice Medical Office
- All uses would be Special Permit Uses



Proposed Zoning Highlights

- Builds on existing resource protection measures in Zoning Code:
 - All residential development would be required to prepare a resource protection analysis per Article 25.
 - Building coverage for all development would be based on “net buildable site area” per Article 25.
- Maximum Building coverage: 20%
- Maximum Lot Coverage: 30% (bonus available for adaptive re-use of historic properties)
- Maximum FAR: 0.25 (bonus available for adaptive re-use of historic properties)



Proposed Zoning Highlights

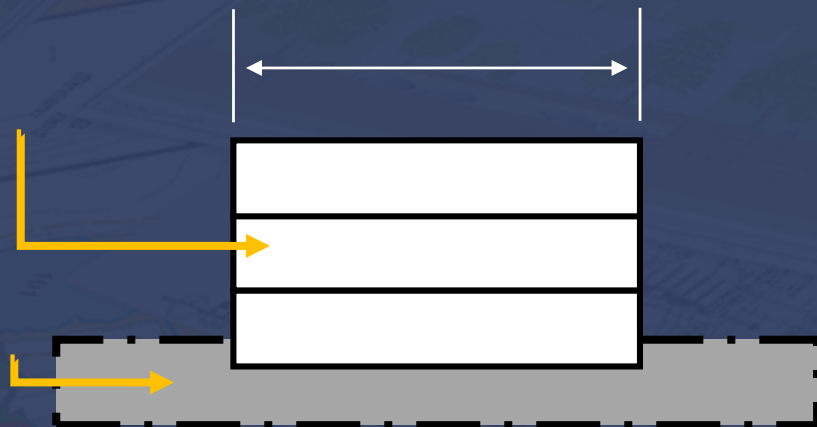
- Minimum 250-foot setback from Broadway for 2-stories, 300-foot setback for 3-stories.
- Includes design regulations and flexible parking regulations.


$$\text{FAR} = \frac{\text{Gross Floor Area (GFA)}}{\text{Lot Area}}$$

GFA includes the horizontal floor area of all floors in a building, including portions of attics and basement that are designed for and suitable as a living space.

Lot area measured from property line to property line.

GFA measured from exterior faces of building



Potential Configurations for 0.25 FAR with a maximum of 20% building coverage



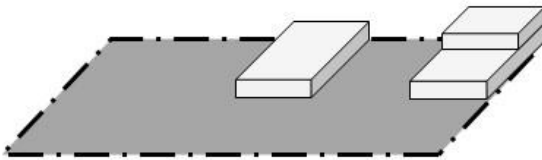
**1.25-stories
1 building
20% building coverage**



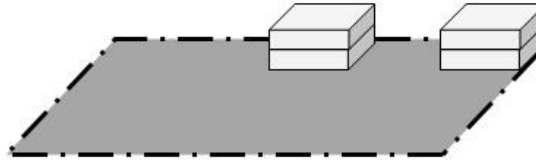
**2-stories
1 building
(Resulting in 12.5% building coverage)**



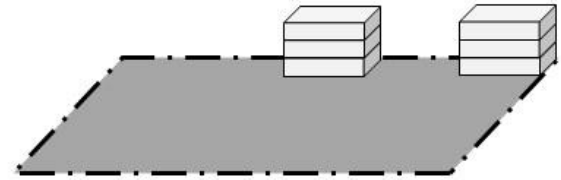
**3-stories
1 building
(Resulting in 8.33% building coverage)**



**1.25-stories
2 buildings
20% building coverage**



**2-stories
2 buildings
(Resulting in 12.5% building coverage)**



**3-stories
2 buildings
(Resulting in 8.33% building coverage)**

Potential Build-Out Under Existing Zoning

Map #	Tax Lot	Allowable Building Coverage for Institution (15% Lot Area)	Allowable GFA for Institution* (Footprint x Height)	Allowable Footprint for Residential Uses	Allowable GFA for Residential Uses (Footprint x Height)	Potential FAR for Residential Uses
1	2.50-16-1.2	26,267	78,800	10,026	30,079	0.17
2	2.20-5-5	52,925	158,776	10,193	30,579	0.09
3	2.20-5-4	6,599	19,798	4,960	14,879	0.34
4	2.20-5-3	7,645	22,934	4,867	14,600	0.29
5	2.30-6-15.1	115,456	346,367	20,876	62,629	0.08
6	2.60-25-8	110,490	331,470	24,290	72,870	0.10

Notes: * The allowable GFA for institution is equivalent to an FAR of 0.45.

This hypothetical math exercise is for informational purposes only. These numbers do not account for units or building floor area lost due to site and engineering constraints, corridors, utilities, and parking.

Potential Build-Out Under Proposed Zoning

Map #	Tax Lot	Maximum Gross Floor Area (FAR 0.25)	Leasable Floor Area Estimate ¹	Net Buildable Site Area (Article XV, Resource Protection)	Maximum Building Coverage (20%)	Maximum Lot Coverage (25%)	Potential Number of Hotel Rooms (325 SF) ²	Potential Number of Assisted Living Units (850 SF) ²	Potential Number of Skilled Nursing or Memory Care Units (350 SF) ²	Potential Number of Multi-Family Conversion Units (675 SF) ²
1	2.50-16-1.2	43,778	37,211	170,661	34,132	42,665	114	44	106	26
2	2.20-5-5	88,209	74,568	174,826	34,965	43,707	100 ³	88	150 ³	46
3	2.20-5-4	10,999	9,349	43,996	8,799 ⁴	10,999 ⁴	NA	NA	NA	17
4	2.20-5-3	12,741	10,830	41,665	8,333 ⁴	10,416 ⁴	NA	NA	NA	5
5	2.30-6-15.1	192,426	163,562	441,905	88,381	110,476	100 ³	150 ³	150 ³	61
6	2.60-25-8	184,150	156,527	527,250	105,450	131,812	100 ³	150 ^{***}	150 ³	127

Notes: ¹ Estimate assumes 15% loss of Gross Floor Area to community space, corridors, and utilities.

² Unit count represents Leasable Floor Area / Average Unit SF. Hotel, assisted living, and skilled nursing/memory care unit sizes based on industry trends. ***This hypothetical math exercise is for informational purposes only. These numbers do not account for units lost due to site and engineering constraints.***

³ Total would be capped per proposed zoning.

⁴ Maximum building coverage and lot area would not comply with proposed setbacks.

NA - Property does not meet minimum lot size requirement (4 acres).

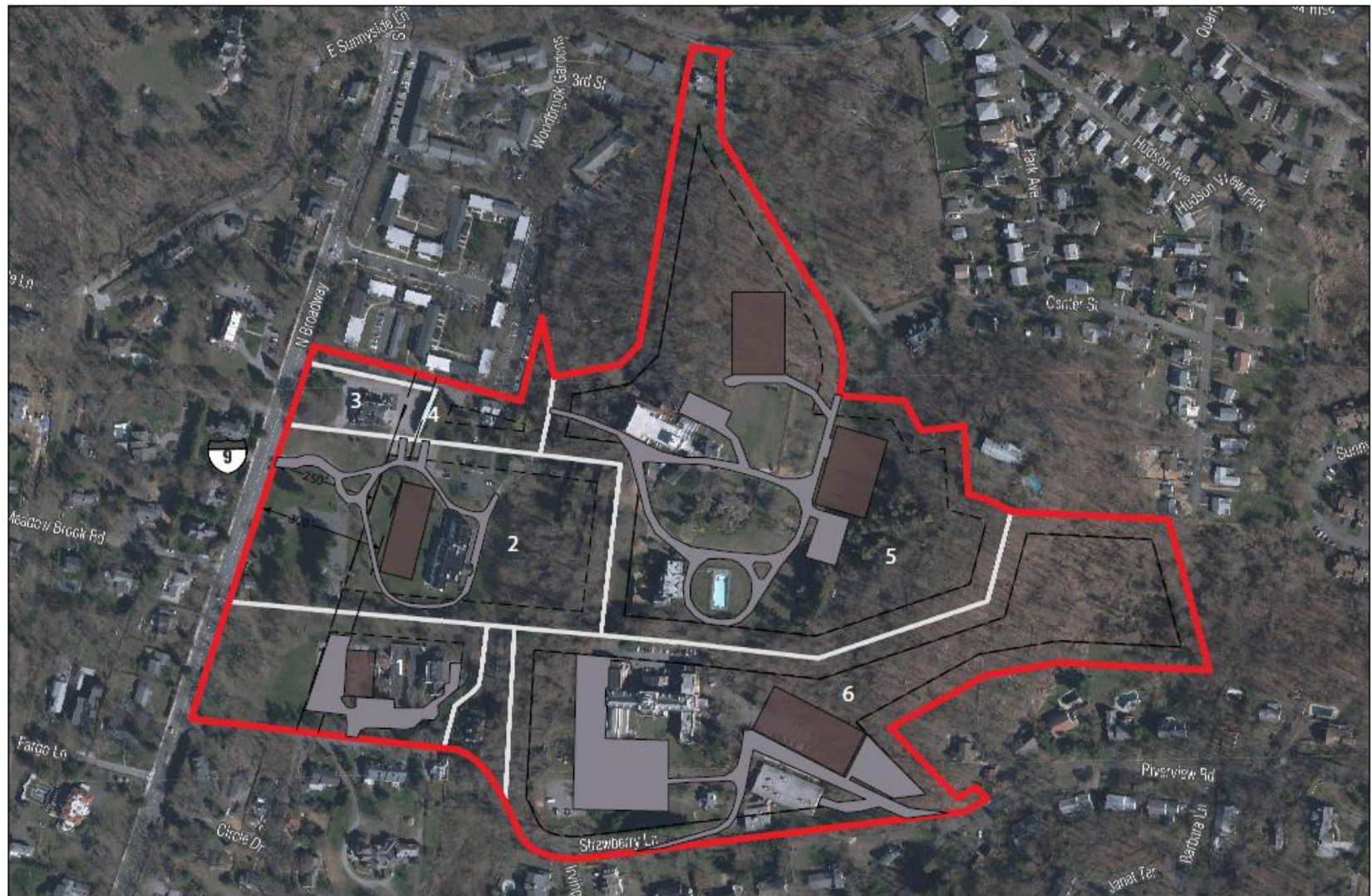
Example A: One to Two Additional Buildings per Lot (Existing Buildings to Remain)





LEGEND

-  Building Coverage - < 20% (3 stories, 0.25 FAR)
-  Lot Coverage - 25%

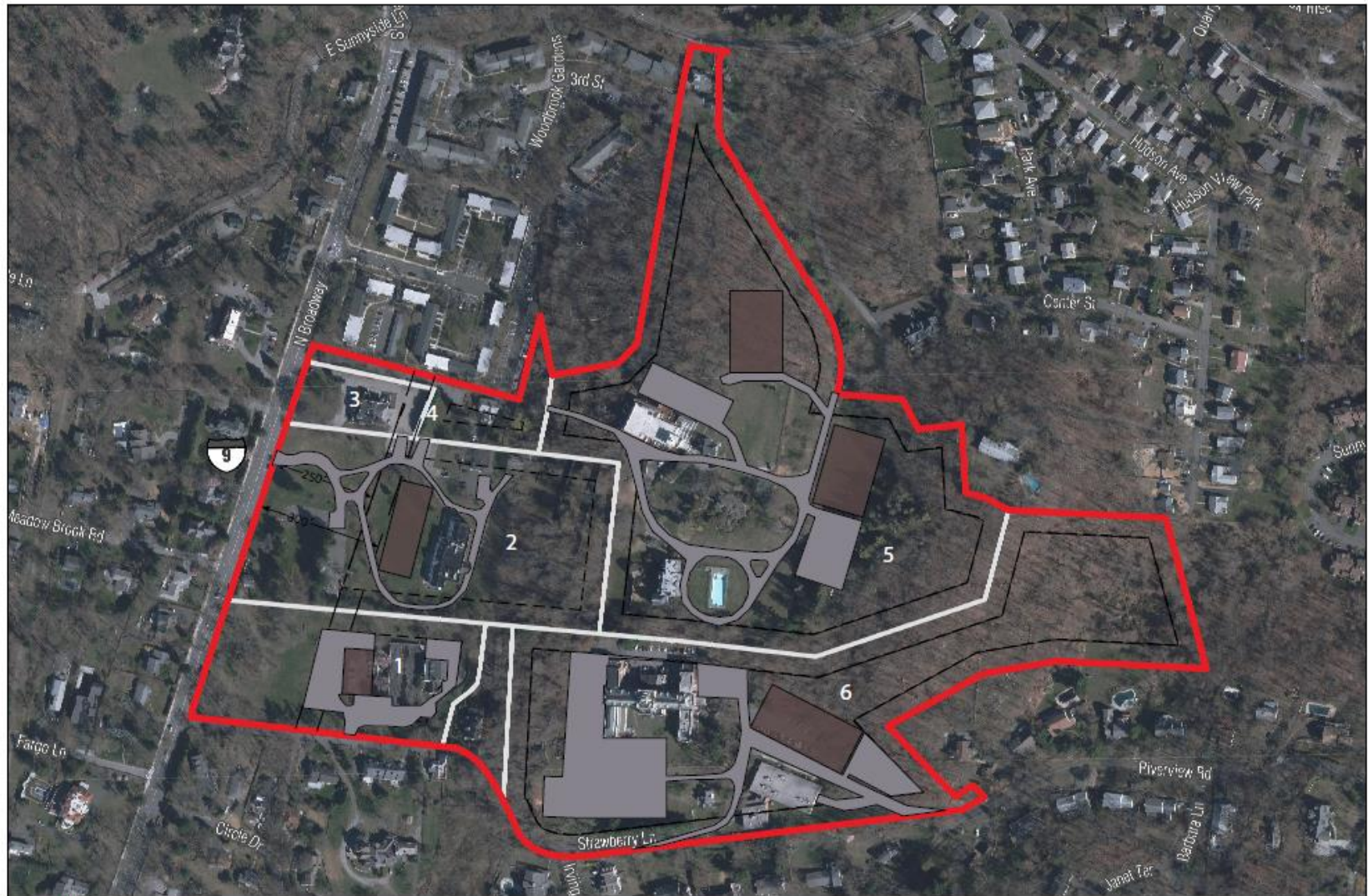
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
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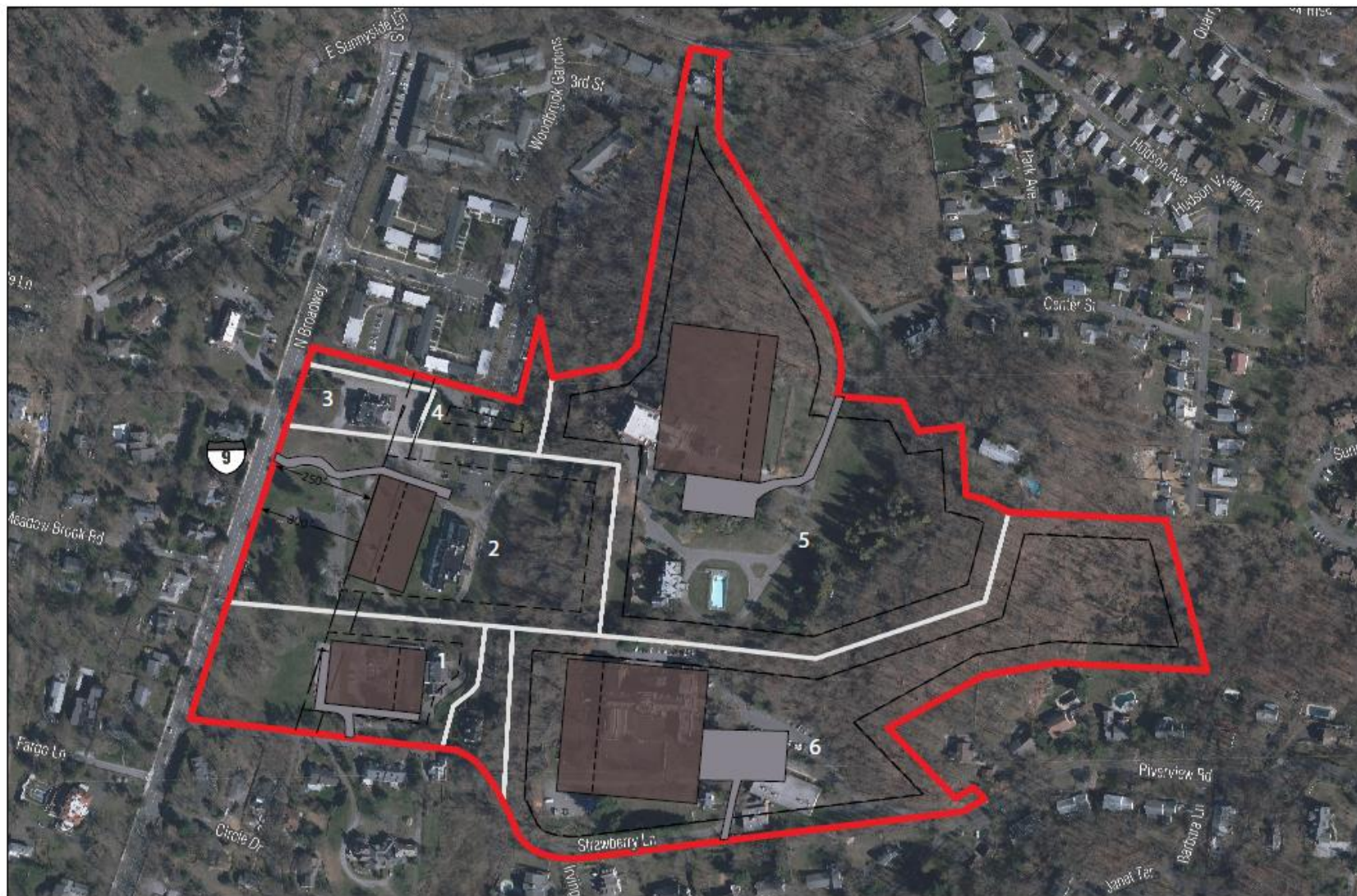
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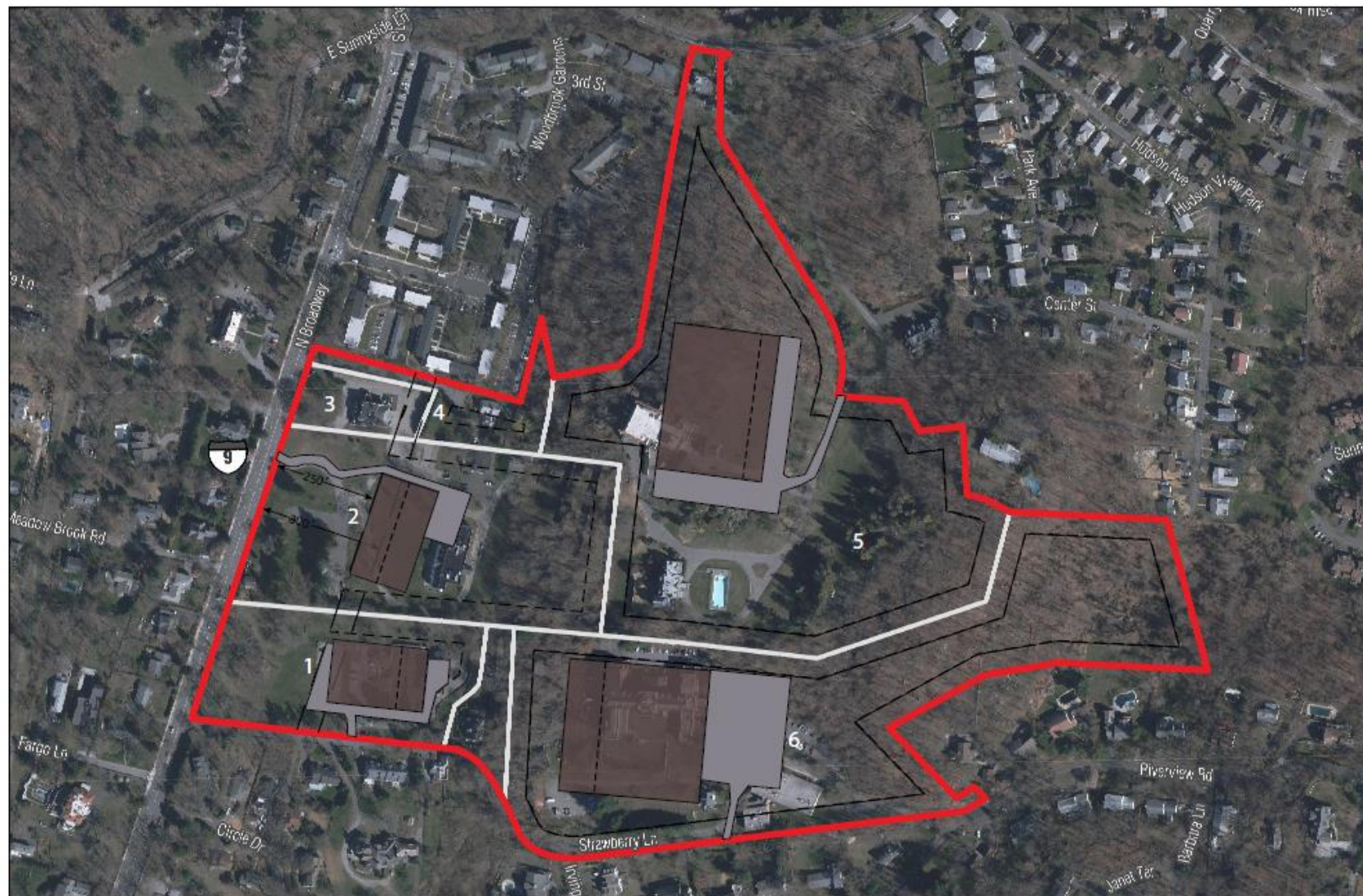
Example B: Maximum Building Coverage/FAR, All New Construction



LEGEND

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-  Lot Coverage - 25%

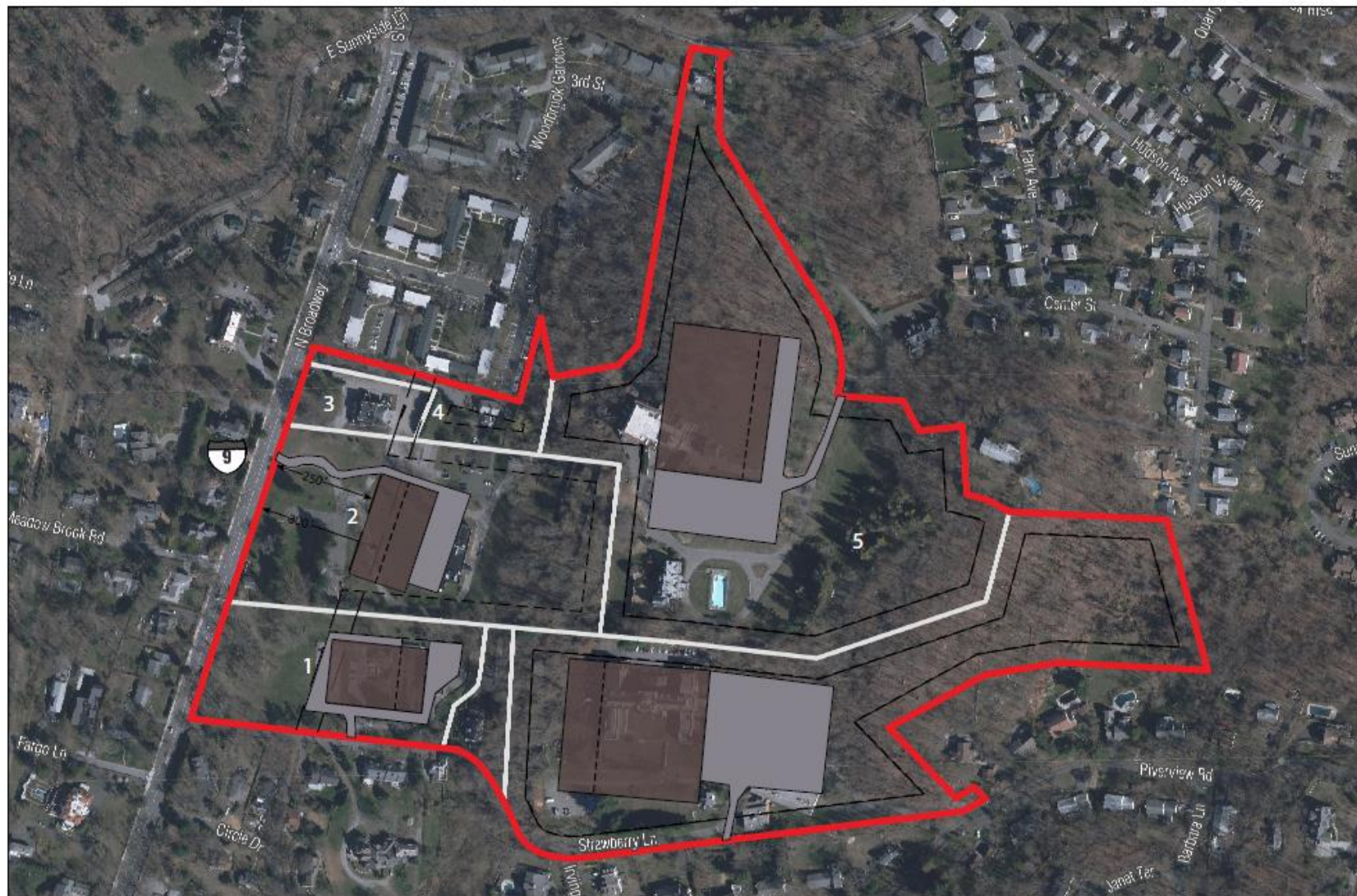
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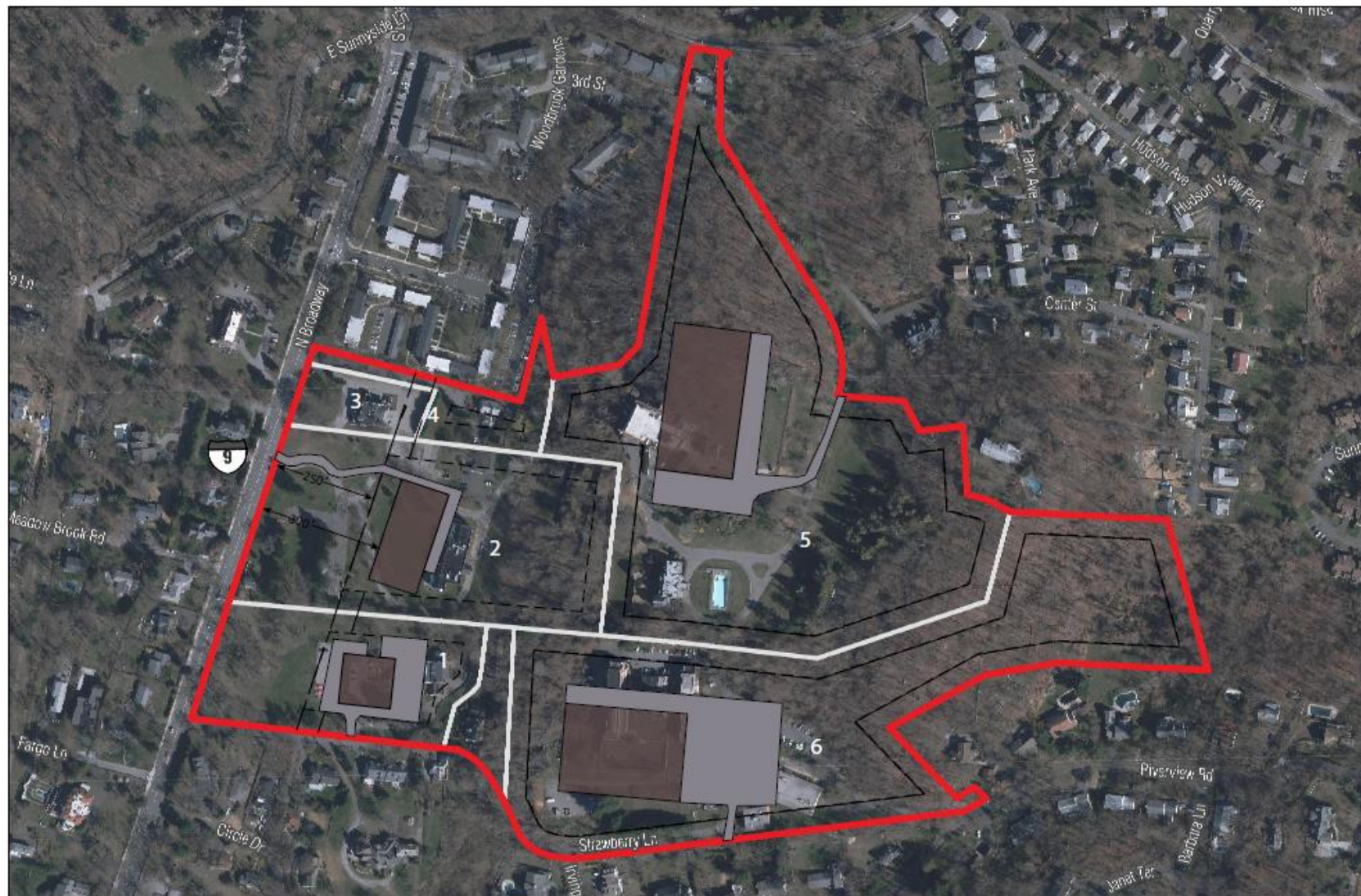
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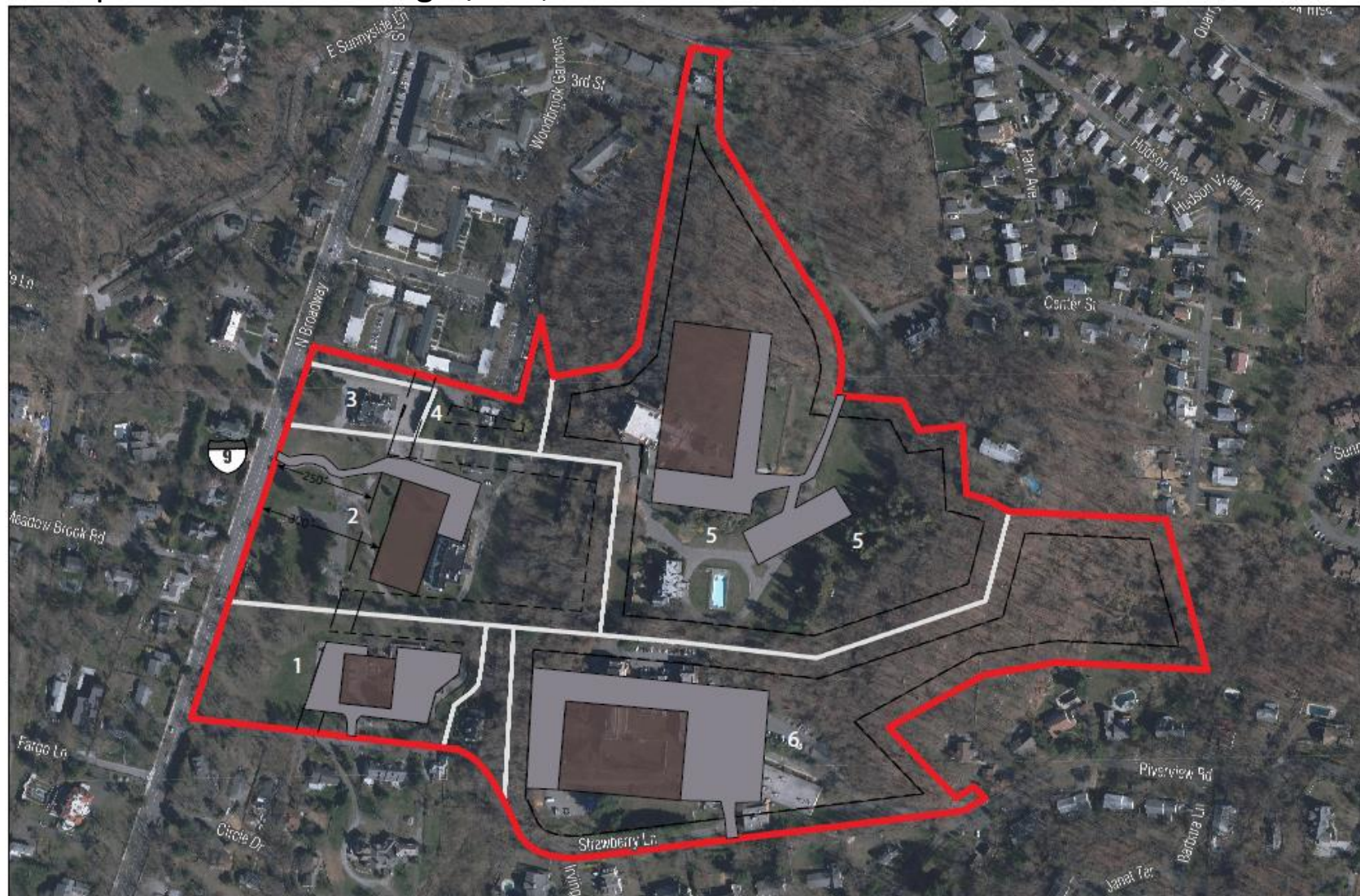
Example C: Maximum Height/FAR, All New Construction





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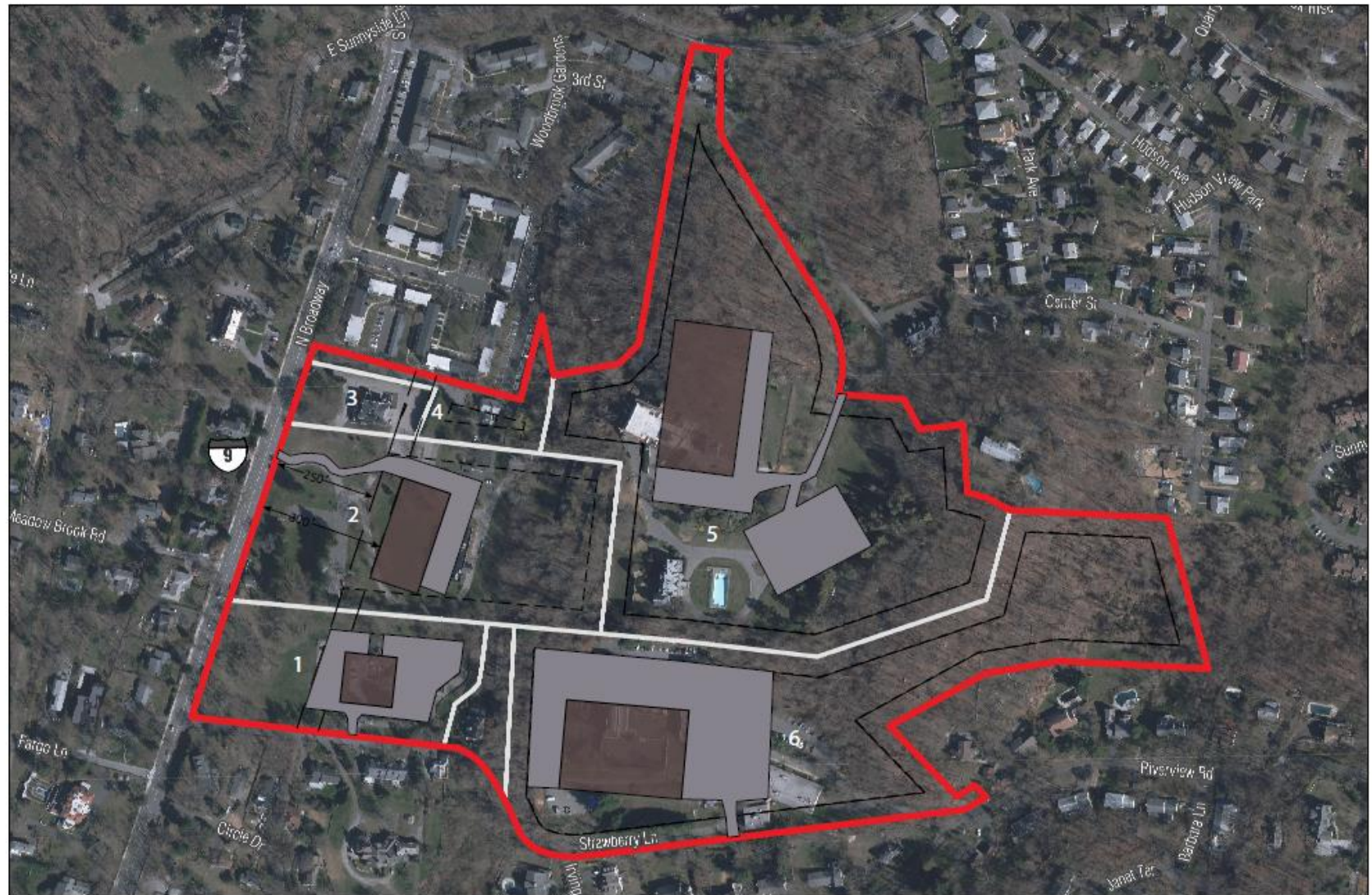
Example C: Maximum Height/FAR, All New Construction



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Example C: Maximum Height/FAR, All New Construction



LEGEND


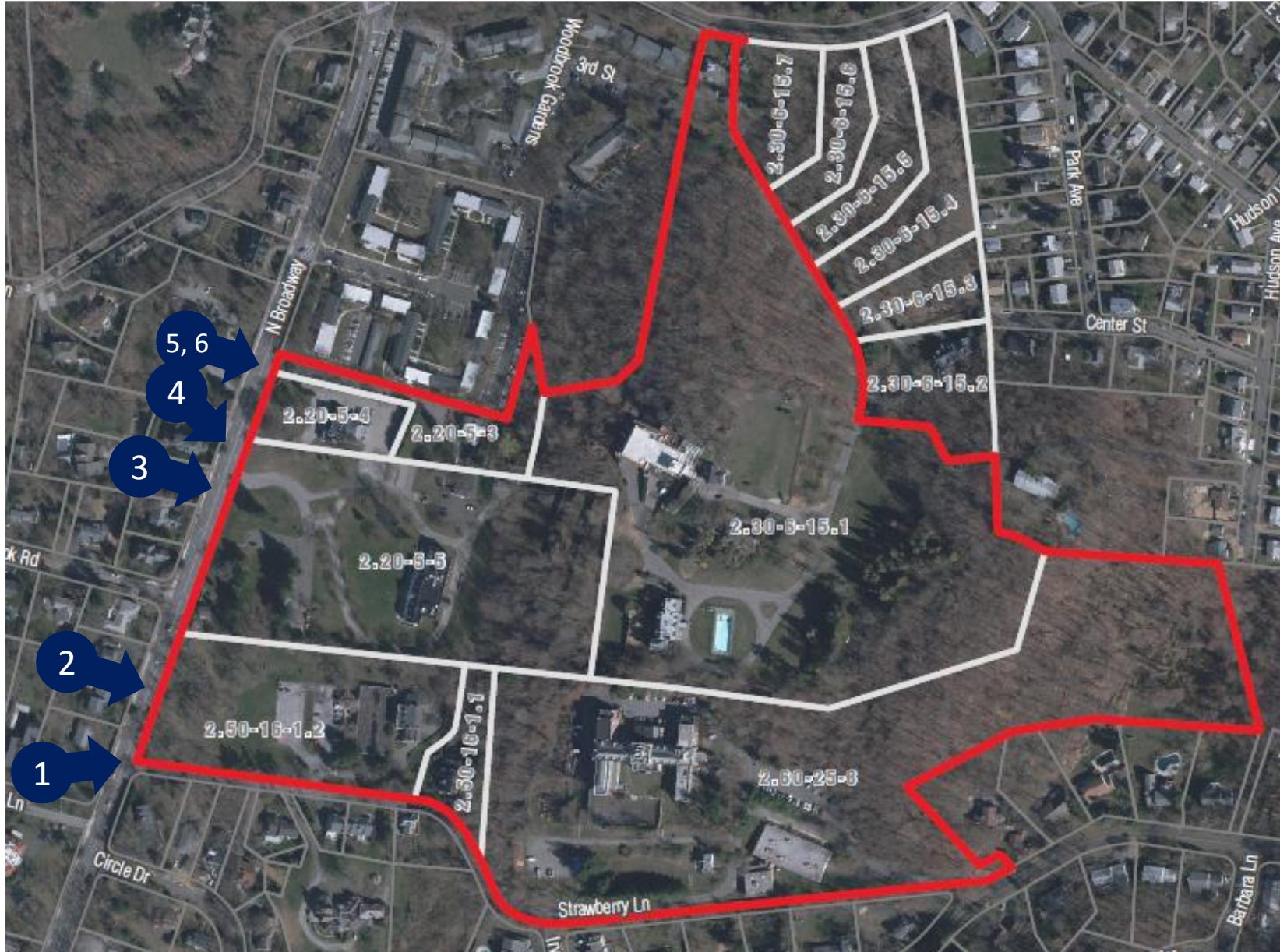
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Photo Location Key



View 1: Existing Conditions



View 1: Potential Build-Out



View 1: Potential Build-Out



View 2: Existing Conditions



View 2: Potential Build-Out



View 2: Potential Build-Out



View 3: Existing Conditions



View 3: Potential Build-Out



View 3: Potential Build-Out



View 4: Existing Conditions



View 4: Potential Build-Out



View 4: Potential Build-Out



View 5: Existing Conditions



View 6: Existing Conditions

